

**Summary of environmental protections in other codes/rules compared to a full list of topics  
addressed by environmental review pursuant to the SEPA**

| <b>SEPA Authority by Element of the Environment<br/>(from 25.05.675)</b>                   | <b>How Addressed by Other Codes/Rules*</b>  |
|--|---|
| <b>Air Quality</b>   | <ul style="list-style-type: none"> <li>• Regional air quality oversight addresses policies and rules on air quality attainment status on a neighborhood or sub-area basis. Additional authority provided by Puget Sound Clean Air Agency (PSCAA), Environmental Protection Agency, Clean Air Act, and the state Department of Ecology.</li> </ul>   |
| <b>Construction Impacts - Air Quality</b>  | <ul style="list-style-type: none"> <li>• Building code contains provisions for the removal of hazardous and combustible materials (Section 3303).</li> <li>• PSCAA rules and best practices apply to mitigate impacts from fugitive dust and other potentially hazardous demolition waste materials, such as lead.</li> <li>• PSCAA permit required for asbestos removal and includes survey and mitigation measures for dust control techniques and use of toxic air control technologies.</li> </ul>            |
| <b>Construction Impacts – Noise</b>  | <ul style="list-style-type: none"> <li>• Noise Code sets a limit of 7 PM on noisy work in most zones in or near residential areas (25.08.425), includes LR, MR, HR, NC, RC zones.</li> <li>• Noise Code includes daytime/nighttime noise level limits (25.08.410-425)</li> <li>• Major Public Project Construction Noise Variance (25.08.655)</li> </ul>  |
| <b>Construction Impacts – Parking/Traffic/Streets/<br/>Pedestrian Safety</b>               | <ul style="list-style-type: none"> <li>• Street Use and Traffic Codes (Titles 15 &amp; 11) contain authority to regulate: <ul style="list-style-type: none"> <li>○ Pedestrian safety measures,</li> <li>○ Street and sidewalk closures,</li> <li>○ Truck traffic timing and haul routes,</li> <li>○ Any planned use of the street for construction purposes (material, equipment storage).</li> </ul> </li> <li>• Land Use Code (23.42.044) includes authority to manage construction-related parking.</li> </ul> |
| <b>Earth/Environmentally Critical Areas /Water<br/>Quality/Drainage/Plants and Animals</b> | <ul style="list-style-type: none"> <li>• Environmentally Critical Area Code includes mitigation for landslide hazards, steep slopes, unstable soils, wetlands, flood prone and fish/wildlife habitat areas (25.09). Consistent with RCW Ch. 36.70A and WAC Ch. 365-190</li> </ul>   |

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|   | <p>guidance (also ref: Wash. Dept. of Commerce 2018 Critical Areas Handbook).</p> <ul style="list-style-type: none"> <li>• In addition, the Stormwater, Grading &amp; Drainage ordinances and Shoreline regulations (Chapter 23.60A) include environmental &amp; water quality protections, to meet applicable State guidance that includes: the 2019 Stormwater Management Manual for Western Washington, and State Shoreline Master Program guidelines (WAC 173-26).</li> </ul>   |
| <b>Energy</b>   | <ul style="list-style-type: none"> <li>• Energy Codes required by the City and the State mandate high levels of energy efficiency.</li> <li>• City Light utility system improvements, if any, are required to provide service to new development. This can include local improvements and at distances from sites if the needs warrant such improvements.</li> <li>• Various City policies, programs and rules address energy conservation and efficient building designs (LEED; Energy Star).</li> </ul>   |
| <b>Environmental Health</b>   | <ul style="list-style-type: none"> <li>• Federal, state and regional regulations are the primary means of mitigating risks associated with hazardous and toxic materials.</li> <li>• Regulations for telecommunications facilities in the Land Use Code also apply within this category.</li> </ul>   |
| <p><b>Housing</b></p> <p><i>SEPA authority is narrowly defined: “Compliance with legally valid City ordinance provisions relating to housing relocation, demolition and conversion shall constitute compliance with this [SEPA] housing policy.” SMC 25.05.675.I.2.c.</i></p> | <ul style="list-style-type: none"> <li>• Land Use, housing and building maintenance, and other codes include provisions to encourage housing preservation, especially for low-income persons; as well as tenant relocation assistance, and incentives for affordable housing.</li> <li>• Low-income housing preservation is a high priority for City public projects and programs, per SEPA policy (25.05.675.I.1.b.4).</li> <li>• “Mandatory Housing Affordability” affordable housing impact mitigation programs for commercial and residential development (Chapters 23.58B and 23.58C)</li> </ul> |
| <b>Historic Preservation/Archaeological Sites</b>   | <ul style="list-style-type: none"> <li>• Landmarks Preservation Ordinance remains in place for landmark preservation (Chapter 25.12)</li> <li>• Existing policy/practices are in place for SDCI to refer permit applicants to the Historic</li> </ul>   |

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|  | <p>Preservation Office for potential survey and landmark nomination.</p> <ul style="list-style-type: none"> <li>• SDCI Director’s Rule 2-98: Clarification of State Environmental Policy Act (SEPA) Historic Preservation Policy for potential archaeologically significant sites and requirements for archeological assessments</li> <li>• Federal and state regulations address protection of cultural/archaeological resources (including RCW Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW; and WAC Chapter 25.48).</li> </ul>  |
| <b>Land Use/Height, Bulk &amp; Scale/Shadows on Open Spaces</b>  | <p>Design Review process applies at various thresholds and provide the venue for addressing these topics (Chapter 23.41). With recent adjustments, Design Review now applies to a greater range of locations and developments, which may depend on surrounding property context.</p> <ul style="list-style-type: none"> <li>• Land Use Code development standards address the scale of development and other aspects related to compatibility.</li> </ul>   |
| <b>Light and Glare</b>   | <ul style="list-style-type: none"> <li>• Land Use Code screening and landscaping, lighting directional/shielding standards provide mitigation.</li> <li>• Design Review can address this topic as well.</li> </ul>  |
| <b>Noise</b>   | <ul style="list-style-type: none"> <li>• Noise Control Code provides for daytime and nighttime noise limits, and authority to mitigate impacts related to exceeding noise level limits and specific noise generating activities.</li> </ul>   |
| <p><b>Parking</b></p> <p><i>The policies apply only to areas outside of urban centers, the station area overlay district, and portions of urban villages within 1,320 feet walking distance of frequent transit service.</i></p> | <p>Inside the areas mentioned no parking is required and in addition:</p> <ul style="list-style-type: none"> <li>• City policy promotes transit, bike, pedestrian, car-share, bicycle-share and other mobility-choice options, as impact mitigation;</li> <li>• The City and region fund transit service;</li> <li>• The State Commute trip reduction requires transportation management plans for major employers;</li> <li>• Flexible-use parking rules encourage greater efficiency in the use of existing parking resources, and more shared parking among multiple users.</li> </ul> |

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| <b>Public Services and Facilities</b>   | <ul style="list-style-type: none"> <li>• Authority for requiring utility improvements is identified in rules, codes and policies and are applied during permitting reviews. This includes water, sewer, storm drain and electrical system improvements.</li> <li>• Permit applications are referred for other departments for input, if facilities or services might be affected, such as police or fire protection.</li> <li>• Public service and utility impact analyses to address growth impacts are addressed through area planning initiatives in conjunction with supporting area wide SEPA reviews, as is done for subarea rezones.</li> </ul> |
| <b>Public View Protection</b><br><br><i>Applies to public views from designated public viewpoints, parks, scenic routes and view corridors to features such as mountains, skyline &amp; water. Does not apply to views from private property.</i> | <ul style="list-style-type: none"> <li>• Design Review can address individual development view impact consideration and mitigation.</li> <li>• View considerations, such as along specific streets, are commonly addressed during area planning and rezoning efforts. Commonly used approaches include height limits and upper-level setbacks incorporated into new zoning.</li> </ul>   |
| <b>Traffic and Transportation</b>   | <ul style="list-style-type: none"> <li>• Land Use Code requires transportation study &amp; mitigation (Chapter 23.52) for certain sized projects no longer subject to SEPA.</li> <li>• Per Section 23.52.004 citywide level-of-service standards, new development of certain size in certain locations must include action to help achieve single-occupant-vehicle reduction target, by geographic sector.</li> <li>• Street use permitting (15.04, 11.16) &amp; Right of Way Improvements Manual include mitigation authority for: access point control, street/ intersection configuration, bike parking and signage.</li> </ul>                     |

\*All citations are from the Seattle Municipal Code, unless otherwise indicated. RCW = Revised Code of Washington. WAC= Washington Administrative Code.